

# AMELIA CONCOURSE ~ PHASE THREE - UNIT "C"

BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

### CAPTION

A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF AMELIA CONCOURSE SUBDIVISION ~ PHASE ONE, AS RECORDED IN PLAT BOOK 7, PAGES 183-187 AND 187A OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF AMELIA CONCOURSE (BEING A 150 FOOT RIGHT OF WAY); THENCE SOUTH 01°14'29" EAST, ALONG THE WEST BOUNDARY LINE OF SAID AMELIA CONCOURSE SUBDIVISION ~ PHASE ONE, A DISTANCE OF 867.63 FEET; THENCE SOUTH 88°45'30" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°14'30" WEST, 35.36 FEET; THENCE SOUTH 88°45'30" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°45'30" WEST, 35.36 FEET; THENCE SOUTH 88°45'30" WEST, A DISTANCE OF 77.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.58 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°19'02" WEST, 34.47 FEET; THENCE NORTH 75°23'35" WEST, A DISTANCE OF 31.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.47 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°09'49" WEST, 47.32 FEET), TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°11'40" WEST, 32.63 FEET; THENCE SOUTH 80°32'44" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 275.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°33'25" EAST, 75.57 FEET; THENCE NORTH 83°39'35" WEST, A DISTANCE OF 120.00 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 155.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 160.99 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°24'52" WEST, 153.85 FEET) TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 445.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 228.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°28'24" WEST, 225.78 FEET; THENCE SOUTH 66°13'21" WEST, A DISTANCE OF 37.33 FEET TO A POINT ON THE WESTERLY LINE OF SAID SECTION 30 AND THE EASTERLY LINE OF HAMPTON LAKES ~ PHASE 1, AS RECORDED IN PLAT BOOK 7, PAGES 252 THROUGH 262 OF SAID PUBLIC RECORDS; THENCE NORTH 01°14'37" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1386.24 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID AMELIA CONCOURSE, SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1104.93; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 584.60 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°54'39" EAST, 577.80 FEET; THENCE SOUTH 53°59'42" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 550.63 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2059.86 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 17.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°10'32" EAST, 17.37 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 21.16 ACRES, MORE OR LESS.

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DFC AMELIA CONCOURSE PHASE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY ("OWNER"). UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS AMELIA CONCOURSE - PHASE THREE - UNIT "C", AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

ALL RIGHTS OF WAYS SHALL HEREBY BE DEDICATED BY AMELIA CONCOURSE DEVELOPMENT, LLC A LIMITED LIABILITY COMPANY, SUBJECT TO APPROVAL BY COUNTY COMMISSIONERS BEFORE ADOPTION AND DEDICATION TO NASSAU COUNTY, FLORIDA. SAID RIGHTS OF WAY "CORNFLOWER DRIVE" AND "ORCHID STREET" WILL BE MAINTAINED BY NASSAU COUNTY, FLORIDA.

TRACT "A" (STORM WATER MANAGEMENT FACILITY AND DRAINAGE EASEMENT), TRACT "1" (OPEN SPACE) AND TRACT "2" (OPEN SPACE) SHALL BE DEDICATED TO THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AND THE SOLE AND EXCLUSIVE PROPERTY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, SAID COMMUNITY DEVELOPMENT DISTRICT RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACTS AND BUFFERS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, COMMUNITY DEVELOPMENT DISTRICT, OR SUCH ENTITY AS WILL, ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO FLORIDA POWER AND LIGHT ("FPL"), ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF FPL UTILITIES, TOGETHER WITH THE RIGHT OF FPL, ITS SUCCESSORS AND ASSIGNS, OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "FPL-E" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY AND EMERGENCY ACCESS RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONJUNCTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES TOGETHER WITH THE RIGHT OF JEA, ITS SUCCESSORS AND ASSIGNS OF INGRESS AND EGRESS TO AND OVER SAID ROAD RIGHTS OF WAY DESIGNATED HEREON.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL BE DEDICATED TO THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT AND THE SOLE AND EXCLUSIVE PROPERTY OF SAID COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE PURPOSES; PROVIDED HOWEVER, THE AMELIA CONCOURSE COMMUNITY DEVELOPMENT DISTRICT RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION OR OTHER SUCH ENTITY AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THE PLAT.

THE OWNER HEREBY GRANTS THE PRESENT AND FUTURE OWNERS OF THE LOTS AND OTHERS LANDS SHOWN ON THIS PLAT AND TO ANY RESPONSIBLE PROPERTY OWNERS' ASSOCIATION OR COMMUNITY DEVELOPMENT DISTRICT APPROVED FOR THE CAPTIONED PROPERTY A NON-EXCLUSIVE EASEMENT FOR STORMWATER DRAINAGE OVER AND ACROSS TRACT "A" (STORMWATER MANAGEMENT FACILITY AND DRAINAGE EASEMENTS) IT IS THE INTENTION OF THE OWNER, ITS SUCCESSOR AND ASSIGNS, TO RESERVE EASEMENTS FOR DRAINAGE THROUGH ALL LAKES AND TO RESERVE EASEMENTS FOR MAINTENANCE OF THE LAKES AND DRAINAGE SYSTEMS.

ALL PLATED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE:

BY: \_\_\_\_\_

DFC AMELIA CONCOURSE PHASE III, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: \_\_\_\_\_  
(WITNESS)

BY: \_\_\_\_\_

PRINT NAME: \_\_\_\_\_ CHRIS BUTLER

BY: \_\_\_\_\_

ITS: \_\_\_\_\_ MANAGER

PRINT NAME: \_\_\_\_\_  
(WITNESS)

STATE OF FLORIDA  
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY CHRIS BUTLER, THE MANAGER OF DFC AMELIA CONCOURSE PHASE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY. SUCH PERSON IS PERSONALLY KNOWN TO ME OR PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

\_\_\_\_\_  
(NOTARY SIGNATURE)

\_\_\_\_\_  
(NOTARY SEAL)

### TITLE CERTIFICATION

I/WE, DF TITLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS A TITLE AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO DFC AMELIA CONCOURSE PHASE III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS NOT ENCLUMBERED BY ANY MORTGAGES OR OTHER ENCUMBRANCES OTHER THAN THOSE SHOWN HEREON, THAT ALL EASEMENTS OF RECORD ARE SHOWN.

\_\_\_\_\_  
ATTORNEY SIGNATURE

DATE: \_\_\_\_\_

### CHIEF OF FIRE-RESCUE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ENGINEER FOR NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

\_\_\_\_\_  
DIRECTOR OF ENGINEERING SERVICES

\_\_\_\_\_  
PRINTED NAME

### CHIEF OF FIRE-RESCUE

THIS IS TO CERTIFY THAT THE PLAT HAS BEEN APPROVED BY THE CHIEF OF FIRE-RESCUE SERVICES OF NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

\_\_\_\_\_  
CHIEF OF FIRE-RESCUE

\_\_\_\_\_  
PRINT NAME

### TAX COLLECTOR'S CERTIFICATE

AD-VALOREM TAXES ARE PAID IN FULL ON ALL PARCELS DESCRIBED ON THIS PLAT FOR THE YEARS PRECEDING THE RECORDING DATE OF THIS PLAT.

\_\_\_\_\_  
NASSAU COUNTY TAX COLLECTOR

\_\_\_\_\_  
PRINTED NAME

\_\_\_\_\_  
DATE

PARCEL IDENTIFICATION NUMBER: 30-2N-28-0000-0001-0040

### ZONING CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND IS IN COMPLIANCE WITH THE ZONING RULES AND REGULATIONS OF NASSAU COUNTY, FLORIDA CURRENTLY IN EFFECT.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

\_\_\_\_\_  
COUNTY PLANNER

\_\_\_\_\_  
PRINTED NAME

### COUNTY HEALTH CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE REVIEWED THE PLAT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019, AND THESE LOTS ARE APPROVED TO BE PLACED ON APPROVED PUBLIC WATER AND APPROVED PUBLIC SEWAGE SYSTEMS.

\_\_\_\_\_  
COUNTY HEALTH DEPARTMENT

\_\_\_\_\_  
PRINTED NAME

### CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED, AND APPROVED BY THE COUNTY ATTORNEY FOR NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

\_\_\_\_\_  
OFFICE OF THE COUNTY ATTORNEY

\_\_\_\_\_  
PRINTED NAME

### COMMISSIONERS' APPROVAL

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019. BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA.

\_\_\_\_\_  
CHAIRMAN OF THE BOARD OF COMMISSIONERS

\_\_\_\_\_  
PRINTED NAME

### CLERKS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND IT COMPLIES IN FORM WITH CHAPTER 71-339, LAWS OF FLORIDA OF 1971, FLORIDA STATUTE 177.061, AND IS FILED FOR RECORD AND RECORDED IN PLAT BOOK \_\_\_\_\_, PAGES \_\_\_\_\_, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA. THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2019.

\_\_\_\_\_  
CLERK OF THE CIRCUIT COURT

\_\_\_\_\_  
PRINTED NAME

### CERTIFICATE OF REVIEW BY COUNTY-EMPLOYEED/ CONTRACTED SURVEYOR/ MAPPER

I HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT I AM EMPLOYED BY OR UNDER CONTRACT TO THE APPROPRIATE LOCAL GOVERNMENT BODY AND ACTING HERETO AS AN AGENT OF THE COUNTY THIS LIMITED CERTIFICATION AS TO FACIAL CONFORMITY WITH REQUIREMENTS OF CHAPTER 177 IS NOT INTENDED TO BE AND SHOULD NOT BE CONSTRUED AS A CERTIFICATION OF THE ACCURACY OR QUALITY OF THE SURVEYING REFLECTED ON THIS PLAT.

\_\_\_\_\_  
MICHAEL A. MANZIE, P.L.S. FLORIDA REGISTRATION No. 4069

\_\_\_\_\_  
DATE

### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ACCOMPANYING PLAT IS A CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED HEREON, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS SHOWN ON SAID PLAT ACCORDING TO CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THAT PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SAID LAWS, THAT SAID SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA SHOWN HEREON COMPLIES WITH ALL THE PROVISIONS OF SAID CHAPTER. SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

\_\_\_\_\_  
BOB L. PITTMAN  
PROFESSIONAL SURVEYOR & MAPPER,  
LICENSE NUMBER 4827  
ARC SURVEYING & MAPPING, INC.

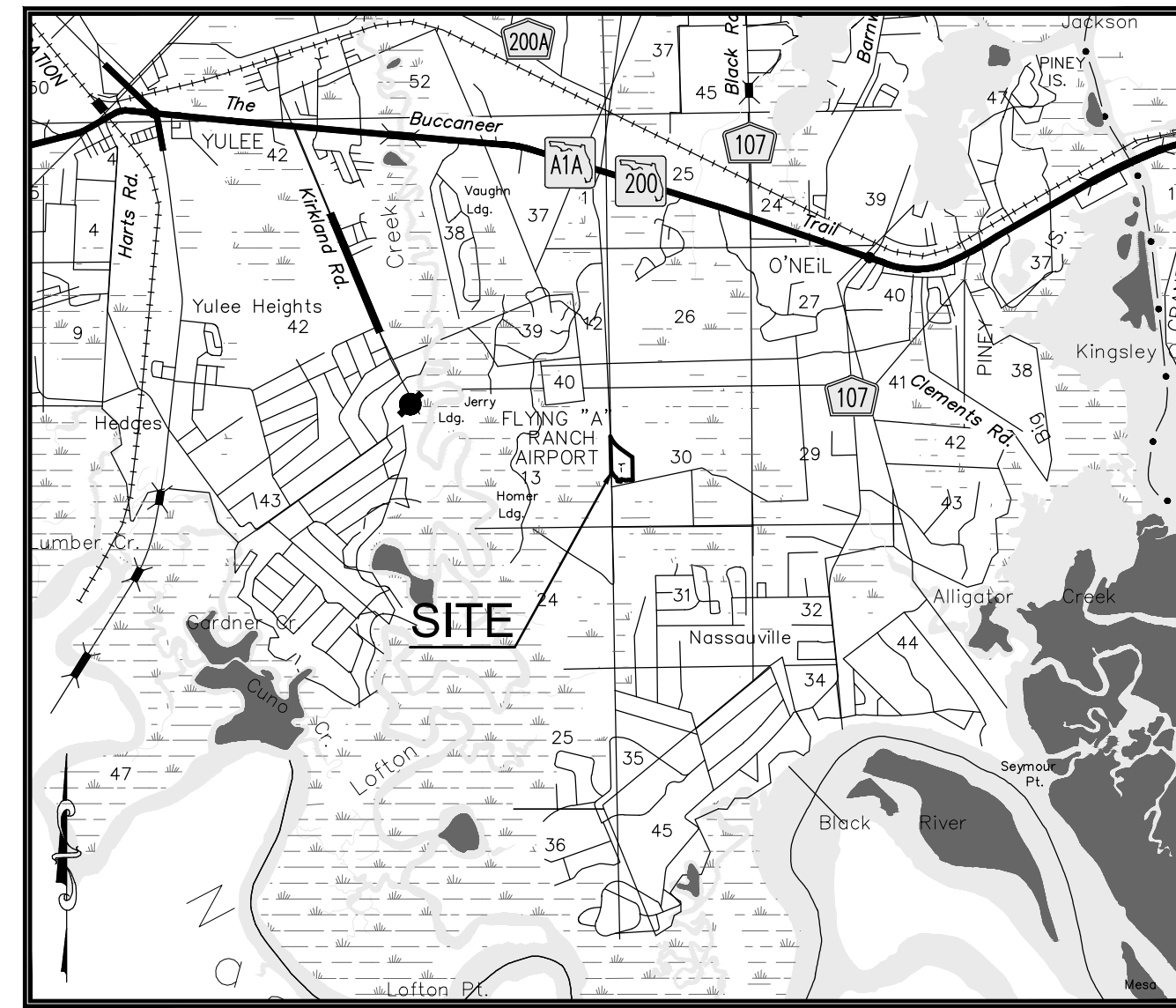
PREPARED BY  
ARC SURVEYING AND MAPPING  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-384-8377  
LICENSED BUSINESS NO. 6487

# AMELIA CONCOURSE ~ PHASE THREE - UNIT "C"

BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

### GENERAL NOTES

- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- BEARINGS AND COORDINATES SHOWN HEREON ARE STATE PLANE COORDINATES FOR THE EAST ZONE OF FLORIDA (NAD '83), ARE BASED ON NATIONAL GEODETIC SURVEY MONUMENTS "74 94 GPS 14", "74 94 GPS 16", AND "CHRIS" AND WERE DETERMINED USING STANDARD GPS METHODOLOGY.
- THE LOCATION OF SECTION, TOWNSHIP AND RANGE LINES SHOWN HEREON WAS COMPILED BY PLOTTING FROM GOVERNMENT LAND OFFICE TOWNSHIP PLAT AND SURVEY BY ANGAS ASSOCIATES OF FERNANDINA BEACH, OF RAYONIER INCORPORATED LANDS, DATED: APRIL, MAY, JUNE 1961.
- REFERENCE BENCHMARK: NATIONAL GEODETIC SURVEY MONUMENT WITH DESIGNATION "H331", LOCATED ±47' SOUTH AND ±42' WEST OF THE CENTERLINE INTERSECTION OF SEABOARD COASTLINE RAILROAD AND CHESTER ROAD. ELEVATION = 27.737' (NATIONAL GEODETIC VERTICAL DATUM OF 1929.)
- THE CURRENT ZONING FOR THE LANDS SHOWN ON THIS PLAT AS OF THE DATE OF RECORDING IS RS-2.
- BUILDING RESTRICTION SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CURRENT ZONING ORDINANCE AND CURRENTLY ARE AS FOLLOWS:  
BUILDING RESTRICTION LINE (B.R.L.):  
FRONT LINES-----TWENTY FIVE (25) FEET  
SIDE LINES-----TEN (10) FEET  
REAR LINES-----TEN (10) FEET
- THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED), AS PER FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 1209903566 FOR NASSAU COUNTY, FLORIDA, DATED: AUGUST 02, 2017. FLOOD ZONE WAS SCALED FROM SAID FLOOD INSURANCE RATE MAPS.
- THERE IS A NON-EXCLUSIVE EASEMENT, BY THIS PLAT, 10 FEET IN WIDTH ALONG ALL LOTS, PARCELS, AND TRACTS, PARALLEL WITH, ADJACENT TO, AND CONCENTRIC WITH, ALL RIGHT-OF-WAY LINES SHOWN HEREON TO FLORIDA POWER AND LIGHT, IN ADDITION, THERE IS A NON-EXCLUSIVE EASEMENT, BY THIS PLAT, 10 FEET IN WIDTH, 5 FEET EACH SIDE OF ALL SIDE LOT LINES RESERVED TO FLORIDA POWER AND LIGHT, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ITS UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- LOTS OR TRACTS SHOWN HEREON MAY NOT BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE NASSAU COUNTY GOVERNMENT.
- THIS PROPERTY IS NOT SUBJECT TO STORM SURGE INUNDATION DURING A HURRICANE ACCORDING TO THE NASSAU COUNTY STORM SURGE ATLAS PROVIDED BY THE NORTHEAST FLORIDA REGIONAL COUNCIL.
- LOT CORNERS (IRON PIPES) AND INTERIOR POINT OF CURVATURES & POINT OF TANGENCY'S ARE TO BE SET UPON COMPLETION OF ROAD AND UTILITY CONSTRUCTION, WITHIN ONE YEAR AFTER THE RECORDING OF THIS PLAT OR BEFORE BOND EXPIRATION, WHICHEVER IS EARLIER.
- THE LAKES SHOWN HEREON WERE DRAWN FROM SITE ENGINEERING PLANS BY McCRAVIE & ASSOCIATES, INC., WITH AN ISSUE DATE OF JULY, 2019.
- TOTAL NUMBER OF LOTS: 64 LOTS, 3 TRACTS.
- TOTAL ACREAGE: 21.16 ACRES
- THE 5 FOOT WIDE NON-EXCLUSIVE JEA WATER MAINTENANCE EASEMENTS SHOWN HEREON ARE FOR MAINTENANCE ONLY OF THE WATER AND SEWER LINES THAT LIE WITHIN THE ROAD RIGHT-OF-WAYS SHOWN HEREON.
- A CONSERVATION EASEMENT OVER AREAS DESIGNATED AS BUFFERS WILL BE DEDICATED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT SEPARATELY FROM THE RECORDING OF THIS PLAT.
- SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERIOR ROADWAYS.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION AND PAVING OF ALL ROADS AND SIDEWALKS TO MEET CURRENT COUNTY STANDARDS.
- THE WETLAND IMPACTS DEPICTED HEREON HAVE BEEN AUTHORIZED BY SJRWMD PERMIT No.: 42-089-92522-3 & ACOE PERMIT No.: SAJ-2004-10791-BAL.
- UPLAND BUFFERS SHALL BE MAINTAINED IN THEIR NATURAL VEGETATED CONDITION. NATIVE VEGETATION REMOVED OR DESTROYED WITHIN THE UPLAND BUFFER IN VIOLATION OF NASSAU COUNTY COMPREHENSIVE PLAN POLICY 1.04A.02 SHALL BE RESTORED. THESE AREAS SHALL BE REPLANTED WITH COMPARABLE NATIVE VEGETATIVE SPECIES AS WERE REMOVED OR DESTROYED. NOxious AND NON-NATIVE INVASIVE PLANT MATERIALS CAN BE REMOVED. DEAD VEGETATION CAN BE REMOVED. LIMBING CAN OCCUR WITHIN THE BUFFERS, PROVIDED THAT THE LIMBS TO BE REMOVED ARE LESS THAN THREE (3) INCHES IN DIAMETER.



## VICINITY MAP

### WETLAND NOTES

- THE JURISDICTIONAL WETLANDS SHOWN HEREON WERE FLAGGED BY LG ENVIRONMENTAL SOLUTIONS, INC. & REFLAGGED BY ENVIRONMENTAL RESOURCES SOLUTIONS ON JUNE 18, 2004. THE WETLAND IMPACTS DEPICTED HEREON HAVE BEEN AUTHORIZED BY SJRWMD PERMIT No.: 42-089-92522-3 & ACOE PERMIT No.: SAJ-2004-10791-BAL.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINES OR WITHIN THE VEGETATED NATURAL BUFFER AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF NASSAU COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LAND OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- FOR ADDITIONAL WETLAND INFORMATION SEE DRAWING BY THIS FIRM DATED: 11-7-02 AND HAVING DWG. No. B-2-1202(G)-B-02.

CURVE TABLE					
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C66	S46°14'30"E	35.36'	25.00'	39.27'	090°00'00"
C67	N43°45'30"E	35.36'	25.00'	39.27'	090°00'00"
C68	S83°19'02"E	34.47'	125.00'	34.58'	015°50'55"
C69	N83°09'49"W	47.32'	175.00'	47.47'	015°32'30"
C70	S50°11'40"E	32.63'	25.00'	35.55'	081°28'49"
C71	N01°33'25"W	75.57'	275.00'	75.81'	015°47'41"
C72	N23°24'52"W	153.85'	155.00'	160.99'	059°30'34"
C73	S38°28'24"E	225.78'	445.00'	228.28'	029°23'30"
C74	S38°54'39"E	577.80'	1104.93'	584.60'	030°18'50"
C75	N54°10'32"W	17.37'	2059.86'	17.37'	000°28'59"

LINE TABLE		
LINE #	BEARING	DISTANCE
L11	S88°45'30"W	95.00'
L12	S88°45'30"W	50.00'
L13	S88°45'30"W	77.18'
L14	N75°23'35"W	31.48'
L15	S80°32'44"W	50.00'
L16	N83°39'35"W	120.00'
L17	S66°13'21"W	37.33'

### LEGEND

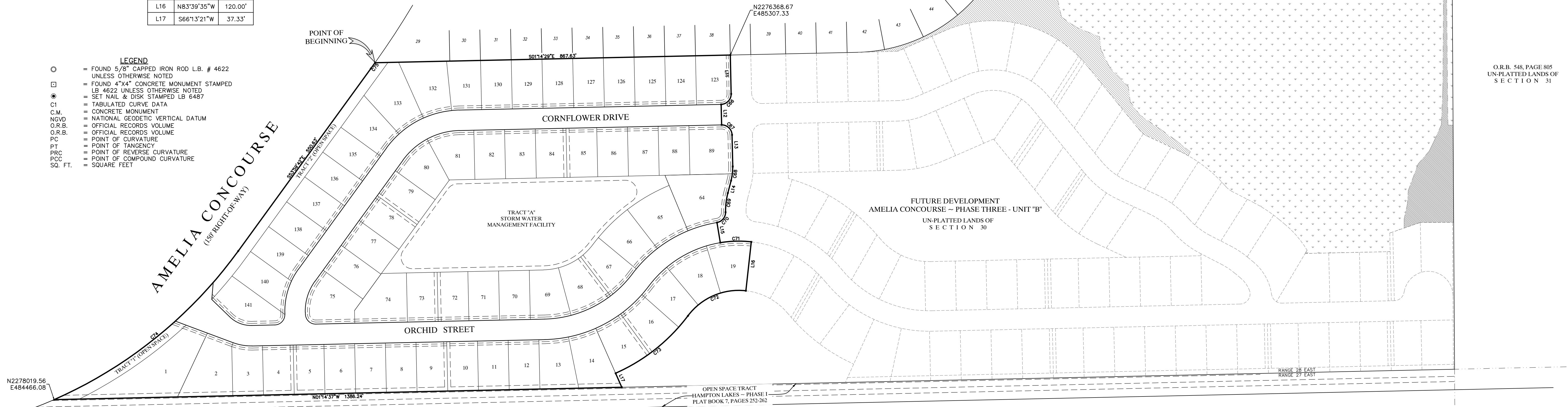
- = FOUND 5/8" CAPPED IRON ROD L.B. # 4622 UNLESS OTHERWISE NOTED
- = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 4622 UNLESS OTHERWISE NOTED
- = SET NAIL & DISK STAMPED LB 6487
- CT = TABULATED CURVE DATA
- C.M. = CONCRETE MONUMENT
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. = OFFICIAL RECORDS VOLUME
- O.R.B. = OFFICIAL RECORDS VOLUME
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- POC = POINT OF COMPOUND CURVATURE
- SQ. FT. = SQUARE FEET

### AMELIA CONCOURSE SUBDIVISION PHASE ONE (PLAT BOOK 7, PAGE 183-187 & 187A)

### AMELIA CONCOURSE SUBDIVISION PHASE TWO (PLAT BOOK 8, PAGE 222-227)

### FUTURE DEVELOPMENT AMELIA CONCOURSE ~ PHASE THREE - UNIT "A"

### FUTURE DEVELOPMENT AMELIA CONCOURSE ~ PHASE THREE - UNIT "B" UN-PLATTED LANDS OF SECTION 30

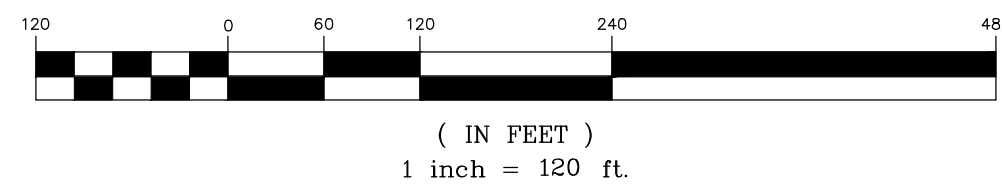


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OPEN SPACE TRACT  
HAMPTON LAKES - PHASE I  
PLAT BOOK 7, PAGES 252-262

### GRAPHIC SCALE



HAMPTON LAKES ~ PHASE I  
PLAT BOOK 7, PAGES 252-262

SECTION 13

SECTION 24

PREPARED BY  
ARC SURVEYING AND MAPPING  
5202 SAN JUAN AVENUE  
JACKSONVILLE, FLORIDA 32210  
904-384-8377  
LICENSED BUSINESS NO. 6487

# AMELIA CONCOURSE ~ PHASE THREE - UNIT "C"

BEING A PORTION OF SECTION 30, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C1	S38°54'39"E	577.80'	1104.93'	584.60'	030°18'50"
C2	N54°10'32"W	17.37'	2059.86'	17.37'	000°28'59"
C3	S46°14'30"E	35.36'	25.00'	39.27'	090°00'00"
C4	N43°45'30"E	35.36'	25.00'	39.27'	090°00'00"
C5	S83°19'02"E	34.47'	125.00'	34.58'	015°50'55"
C6	N83°09'49"W	47.32'	175.00'	47.47'	015°32'30"
C7	S50°11'40"E	32.63'	25.00'	35.55'	081°28'49"
C8	N01°33'25"W	75.57'	275.00'	75.81'	015°47'41"
C9	N23°24'52"W	153.85'	155.00'	160.99'	059°30'34"
C10	S38°28'24"E	225.78'	445.00'	228.28'	029°23'30"
C11	S21°24'54"W	77.04'	100.00'	79.09'	045°18'47"
C12	N72°37'22"W	95.78'	150.00'	97.49'	037°14'16"
C13	N27°37'22"W	177.74'	200.00'	184.18'	052°45'44"
C14	N31°18'43"W	223.38'	300.00'	228.89'	043°42'52"
C15	S27°12'19"E	262.68'	300.00'	271.89'	051°55'39"
C16	N21°24'54"W	57.78'	75.00'	59.31'	045°18'47"
C17	S46°14'30"E	35.36'	25.00'	39.27'	090°00'00"
C18	S78°13'57"W	78.79'	175.00'	79.47'	026°01'06"
C19	S59°36'49"W	34.21'	175.00'	34.27'	011°13'10"
C20	S48°08'15"W	45.99'	225.00'	46.07'	011°43'57"
C21	S33°10'13"W	71.18'	225.00'	71.48'	018°12'08"
C22	S14°58'05"W	71.18'	225.00'	71.48'	018°12'08"
C23	S03°33'15"W	18.16'	225.00'	18.16'	004°37'32"
C24	S14°44'51"W	81.74'	175.00'	82.50'	027°00'43"
C25	S41°07'43"W	77.99'	175.00'	78.65'	025°45'01"
C26	S72°37'22"W	79.82'	125.00'	81.24'	037°14'16"
C27	S43°45'30"W	35.36'	25.00'	39.27'	090°00'00"
C28	N08°03'39"E	65.30'	275.00'	65.46'	013°38'18"
C29	N26°08'27"E	107.40'	275.00'	108.10'	022°31'20"
C30	N45°17'08"E	75.44'	275.00'	75.68'	015°46'02"

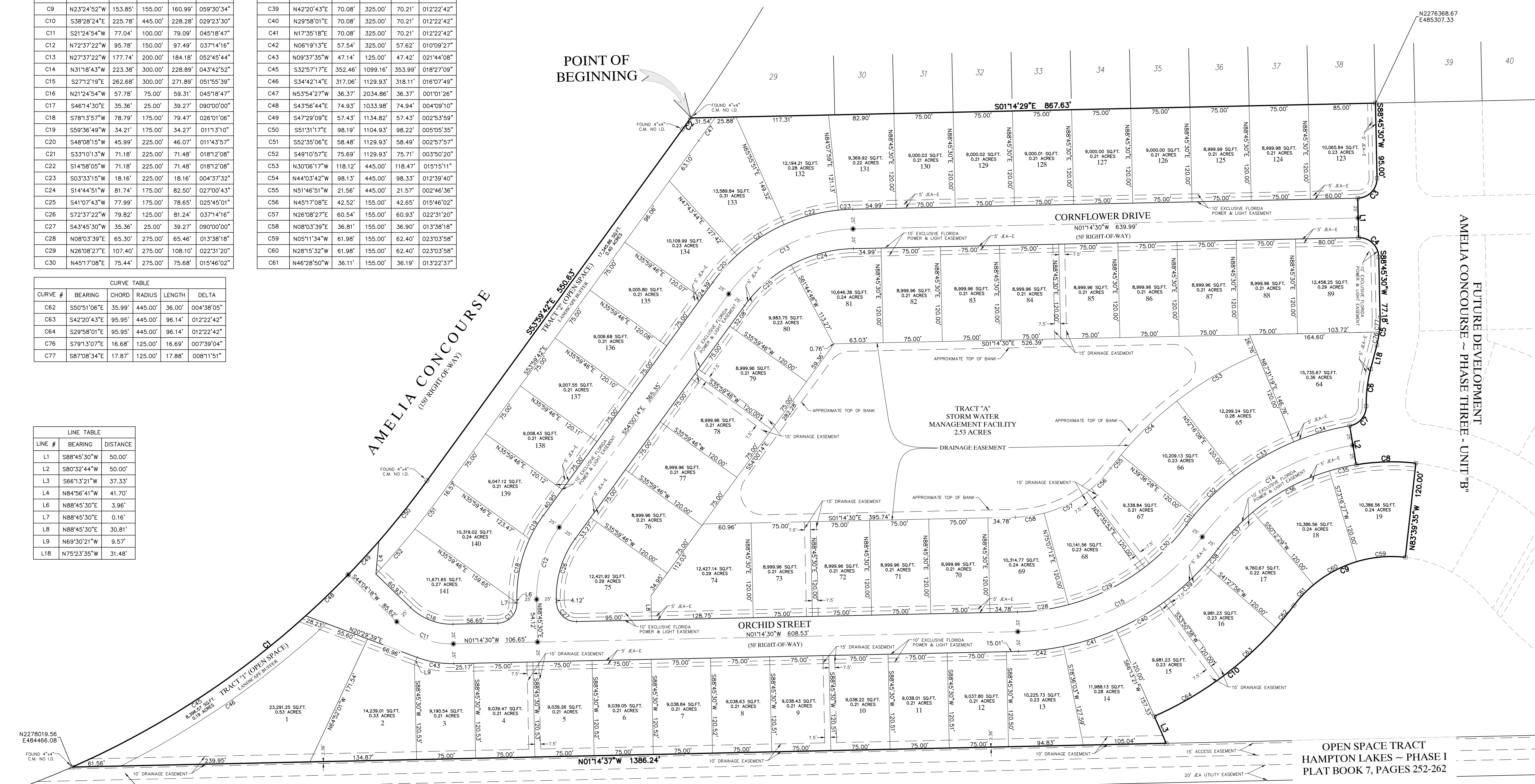
CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C31	N51°46'51"W	15.75'	325.00'	15.75'	002°46'36"
C32	N44°03'42"W	71.67'	325.00'	71.82'	012°39'40"
C33	N30°06'17"W	86.27'	325.00'	86.52'	015°15'11"
C34	N15°57'58"W	73.72'	325.00'	73.87'	013°01'25"
C35	N13°05'24"W	34.88'	275.00'	34.90'	007°16'17"
C36	N28°15'32"W	109.96'	275.00'	110.71'	023°03'58"
C37	N46°28'50"W	64.06'	275.00'	64.21'	013°22'37"
C38	N50°51'06"E	26.28'	325.00'	26.29'	004°38'05"
C39	N42°20'43"E	70.08'	325.00'	70.21'	012°22'42"
C40	N29°58'01"E	70.08'	325.00'	70.21'	012°22'42"
C41	N17°35'18"E	70.08'	325.00'	70.21'	012°22'42"
C42	N06°19'13"E	57.54'	325.00'	57.62'	010°09'27"
C43	N09°37'35"W	47.14'	125.00'	47.42'	021°44'08"
C44	S32°57'17"E	352.46'	1099.16'	353.99'	018°27'09"
C45	S34°42'14"E	317.06'	1129.93'	318.11'	016°07'49"
C46	S43°56'44"E	74.93'	1033.98'	74.94'	004°09'10"
C47	N53°54'27"W	36.37'	2034.86'	36.37'	001°01'26"
C48	S43°56'44"E	74.93'	1033.98'	74.94'	004°09'10"
C49	S47°29'09"E	57.43'	1134.82'	57.43'	002°53'59"
C50	S51°31'17"E	98.19'	1104.93'	98.22'	005°05'35"
C51	S52°35'06"E	58.48'	1129.93'	58.49'	002°57'57"
C52	S49°10'57"E	75.69'	1129.93'	75.71'	003°50'20"
C53	N30°06'17"W	118.12'	445.00'	118.47'	015°15'11"
C54	N44°03'42"W	98.13'	445.00'	98.33'	012°39'40"
C55	N51°46'51"W	21.56'	445.00'	21.57'	002°46'36"
C56	N45°17'08"E	42.52'	155.00'	42.65'	015°46'02"
C57	N26°08'27"E	60.54'	155.00'	60.93'	022°31'20"
C58	N08°03'39"E	36.81'	155.00'	36.90'	013°38'18"
C59	N05°11'34"W	61.98'	155.00'	62.40'	023°03'58"
C60	N28°15'32"W	61.98'	155.00'	62.40'	023°03'58"
C61	N46°28'50"W	36.11'	155.00'	36.19'	013°22'37"

CURVE #	BEARING	CHORD	RADIUS	LENGTH	DELTA
C62	S50°51'06"E	35.99'	445.00'	36.00'	004°38'05"
C63	S42°20'43"E	95.95'	445.00'	96.14'	012°22'42"
C64	S29°58'01"E	95.95'	445.00'	96.14'	012°22'42"
C76	S79°13'07"E	16.68'	125.00'	16.69'	007°39'04"
C77	S87°08'34"E	17.87'	125.00'	17.88'	008°11'51"

LINE #	BEARING	DISTANCE
L1	S88°45'30"W	50.00'
L2	S80°32'44"W	50.00'
L3	S66°13'21"W	37.33'
L4	N84°56'41"W	41.70'
L6	N88°45'30"E	3.96'
L7	N88°45'30"E	0.16'
L8	N88°45'30"E	30.81'
L9	N69°30'21"W	9.57'
L18	N75°23'35"W	31.48'

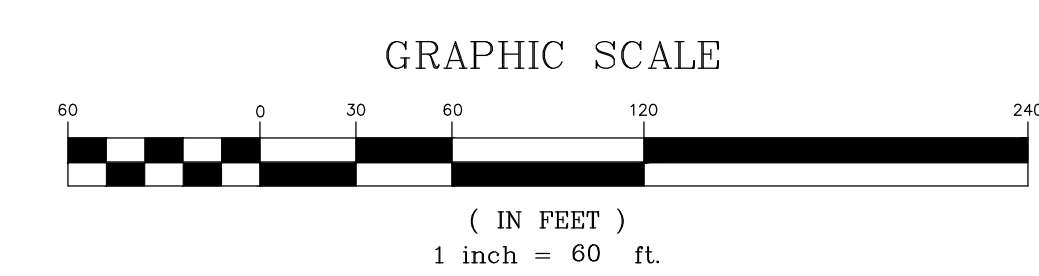
## AMELIA CONCOURSE SUBDIVISION PHASE ONE

(PLAT BOOK 7, PAGE 183-187 & 187A)



BENCHMARK:  
RAILROAD SPIKE IN WESTSIDE OF  
8" PINE ELEV. = 24.00 NGVD OF 1929.

### HAMPTON LAKES ~ PHASE I PLAT BOOK 7, PAGES 252-262



- LEGEND**
- = FOUND 5/8" CAPPED IRON ROD L.B. # 4622 UNLESS OTHERWISE NOTED
  - = FOUND 4"x4" CONCRETE MONUMENT STAMPED LB 4622 UNLESS OTHERWISE NOTED
  - = SET NAIL & DISK STAMPED LB 6487
  - ⊙ = TABULATED CURVE DATA
  - C.M. = CONCRETE MONUMENT
  - N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - O.R.B. = OFFICIAL RECORDS VOLUME
  - O.R.P. = OFFICIAL RECORDS PLAT
  - P.C. = POINT OF CURVATURE
  - P.T. = POINT OF TANGENCY
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.O.C. = POINT OF COMPOUND CURVATURE
  - SQ. FT. = SQUARE FEET

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